



CCM Finance, LLC
7801 E. Bush Lake Road, Suite 430
Bloomington, MN 55439
(612) 564-4066

April 13, 2026

Loan Term Sheet – Valid for 15 days

Borrower:	That Property Place LLC
Lender:	CCM Finance, LLC
Purpose:	Existing Property - Purchase and Rehab
Property:	299 Sherburne Avenue, St. Paul, MN 55103
Term:	12 months
Extension Options:	Upon Lender's approval, up to a 1% extension fee for each subsequent 3-month extension
Early Payoff:	Minimum of three (3) payments collected
Assumable:	Loan is NOT assumable

Rates/Points

Rate	11.00%
Points	2.00%
Loan Amount	\$232,587.61
Interest Accrual	On Drawn Funds Only

Loan Amount

Initial Cost/Value	\$27,587.61
Rehab/Build Cost	\$205,000.00
Total Project Cost	\$232,587.61
Percentage of Initial Cost/Value Financed	100.00%
Percentage of Rehab/Build Cost Financed	100.00%
Total Loan Amount	\$232,587.61